



Solicitors & Estate Agents










Fixed Price

£380,000

5a Eglinton Crescent

West End | Edinburgh | EH12 5DH

Impressive and elegant main door flat in the heart of the cosmopolitan West End of the city centre. The property is beautifully designed with a modern interior complete with period features. The property is ideally suited to young professionals with an array of excellent local amenities, high end eateries and access to a shared garden within the crescent.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residential Permit Parking
-  Access to Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

Impressive and elegant main door flat in the heart of the cosmopolitan West End of the city centre. The property is beautifully designed with a modern interior complete with period features. The property is ideally suited to young professionals with an array of excellent local amenities, high end eateries. Residents of Eglinton and Glencairn Crescents, for a modest annual fee, have exclusive access to the beautifully maintained gardens situated between the two crescents. The delightful gardens include large areas of law, mature trees, and a picnic area.

This is an excellently proportioned one-bedroom lower ground floor flat, forming part of a handsome converted Victorian townhouse.

The welcoming vestibule boasts a tiled floor that guides you into the spacious internal hallway, complete with ample storage. The generous open plan living area is highlighted by a bay window offering views of the private courtyard, a feature fireplace, and a fitted kitchen equipped with sleek white gloss wall and base units, complemented by stylish subway-style tiling, integrated appliances, and downlighting. The principal double bedroom features plush carpet flooring and chic decor, accompanied by the added luxury of a walk-in dressing room. The luxurious contemporary fully tiled shower room showcases a crisp white two-piece suite, a walk-in rainfall shower, storage recesses with lighting, and a built-in television.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking and Communal Area

Residents benefit from permit parking on the street within zone 1, advice should be sought from the local authority for an application. Visitors parking is available nearby with pay and display parking also.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

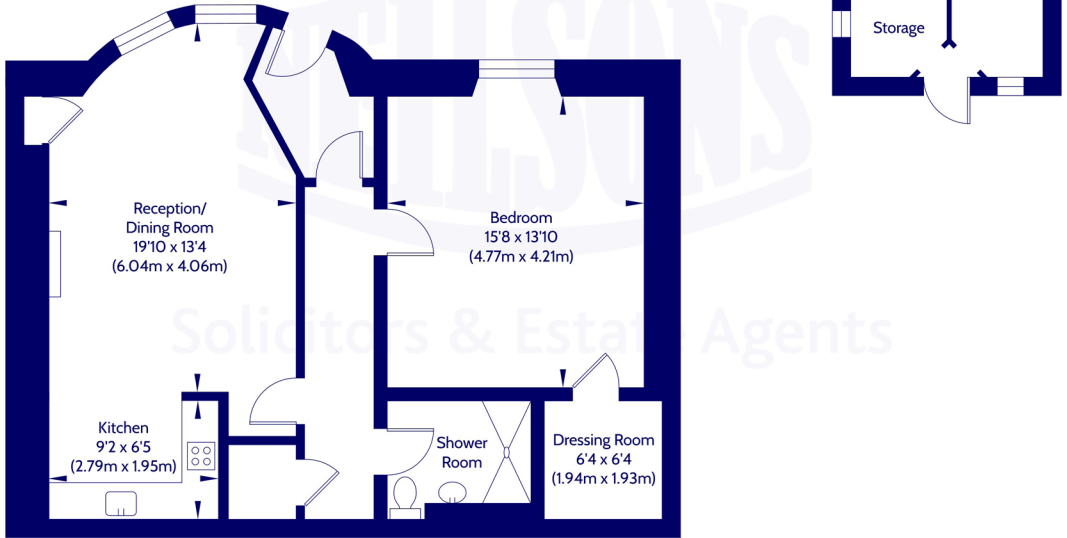
The West End is close to many of the capital's finest shops and restaurants as well as its commercial and retail core in George Street and Princes Street. The cosmopolitan district of Stockbridge is only a short walk away offering a superb choice of specialty shops, fashionable bars, quaint coffee shops, delis and boutiques. Locally there is a M&S Foodhall at Haymarket along with a Tesco Express and Cooperative Food, a Waitrose supermarket at Comely Bank in addition to a Sainsbury's supermarket and range of retail stores at Craighleith Shopping Park near Blackhall. There is easy access to the Water of Leith Walkway and cycle path, whilst the open spaces of the Royal Botanic Gardens and Inverleith Park are also within walking distance. The Drumsheugh Baths Club is situated nearby in Belford Road whilst the Edinburgh and Grange Sports Clubs, Dean Tennis Club and the Scottish National Gallery of Modern Art are located within walking distance. Haymarket rail station and tram stop are easily accessible and regular public transport provides swift access in and around the city. By car main roads connect quickly to the city bypass, Edinburgh International Airport, the Queensferry Crossing and central motorway network.



Approx. Internal Area 97.19 Sq M / 1046 Sq Ft. (Incl cellars)
Not to scale. For identification only.
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Lower Ground Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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